



## 94 The Causeway, Pagham

Guide Price £300,000

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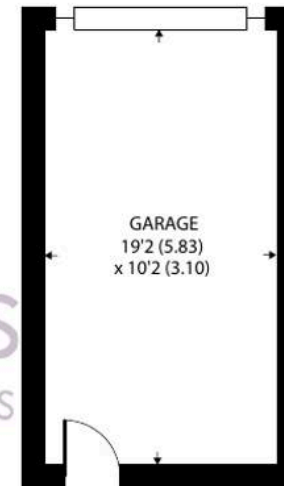
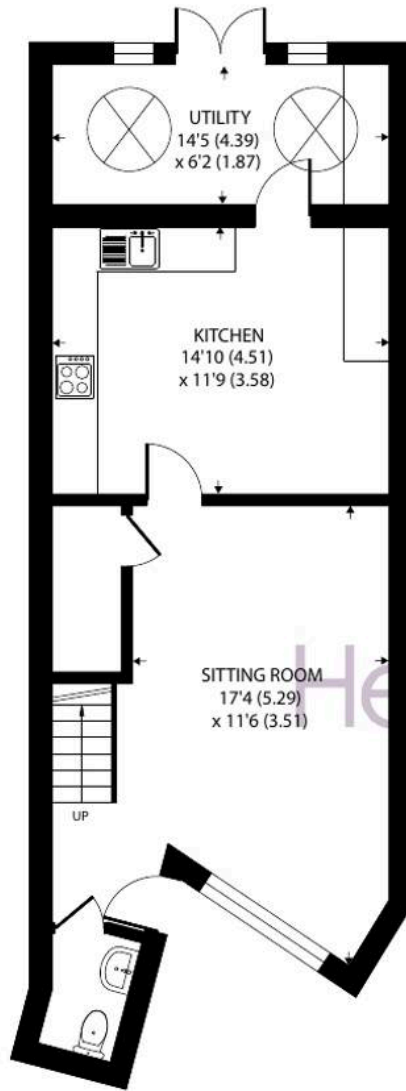
- Beautifully Presented Terraced House
- Refitted Kitchen/Dining Room
- Separate Utility Room
- Downstairs WC
- 2 Large Double Bedrooms
- Gas Central Heating
- Driveway Parking and Garage
- Landscaped Garden
- Stone's Throw to Pagham Beach

This beautifully presented two bedroom terraced house offers a perfect blend of modern comfort and coastal living, situated just a stone's throw from the picturesque Pagham beach. The property features two spacious double bedrooms, providing generous accommodation for families, couples or those seeking additional space for guests or a home office. The refitted kitchen and dining room is designed for both functionality and style, with contemporary units and ample space for entertaining. A separate utility room adds further convenience, and a downstairs WC. The inviting sitting room benefits from natural light and a welcoming atmosphere. There is gas central heating throughout.

Externally, the property boasts a landscaped rear garden, thoughtfully designed for low maintenance and year-round enjoyment. The garden features a combination of patio and lawn areas. To the front, driveway parking offers convenience, complemented by a secure garage for additional storage or vehicle parking.







## The Causeway, Bognor Regis

Approximate Area = 967 sq ft / 89.8 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026.  
Produced for Henry Adams. REF: 1471102

The location is ideal for those who appreciate outdoor living, with Pagham beach just moments away, offering scenic walks and stunning sunsets. Early viewing is highly recommended to appreciate all that this delightful home has to offer.

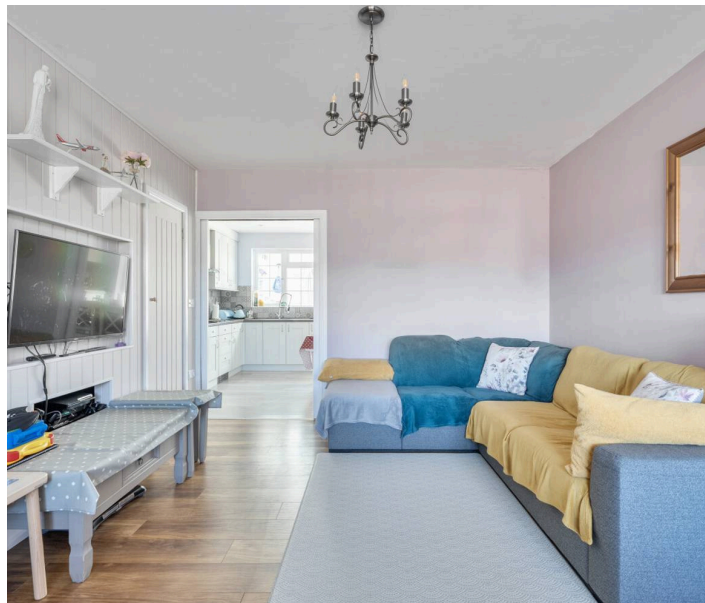
The coastal village of Pagham is located to the western side of Bognor Regis. It offers a number of local facilities including: dentists, opticians, convenience store and garage. A bus service passes along The Causeway and links Pagham to the nearby Bognor Regis town centre (about 4.5 miles), which offers a more comprehensive range of facilities including a rail link from Bognor Regis to London Victoria. The Cathedral city of Chichester can be found within 7.5 miles.

What3Words ///napkin.comedians.sands

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





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